

CITY OF WELLMAN, IOWA  
HSB 328 & SSB 1227  
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.37000	\$429,014	\$0	\$429,014	
2026-27	\$4.46535	\$437,594	\$7,122	\$444,716	3.7%
2027-28	\$4.53802	\$450,343	\$7,238	\$457,580	2.9%
2028-29	\$4.43292	\$466,732	\$7,070	\$473,802	3.5%
2029-30	\$4.50007	\$479,566	\$7,177	\$486,743	2.7%
2030-31	\$4.39411	\$496,478	\$7,008	\$503,487	3.4%
2031-32	\$4.45614	\$509,195	\$7,107	\$516,302	2.5%
2032-33	\$4.35129	\$526,627	\$6,940	\$533,567	3.3%
2033-34	\$4.40863	\$539,214	\$7,031	\$546,245	2.4%
2034-35	\$4.30501	\$557,170	\$6,866	\$564,036	3.3%
2035-36	\$4.35806	\$569,618	\$6,951	\$576,569	2.2%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$111,006,619	\$51,256,168	\$2,276,117	\$53,532,285
2026-27	\$104,705,570	\$99,592,648	\$2,577,307	\$102,169,955
2027-28	\$105,959,504	\$100,832,554	\$2,591,335	\$103,423,889
2028-29	\$112,152,451	\$106,882,607	\$2,734,228	\$109,616,836
2029-30	\$113,447,384	\$108,163,513	\$2,748,256	\$110,911,769
2030-31	\$120,016,753	\$114,582,142	\$2,898,996	\$117,481,138
2031-32	\$121,311,687	\$115,863,048	\$2,913,024	\$118,776,072
2032-33	\$128,230,375	\$122,622,759	\$3,072,002	\$125,694,760
2033-34	\$129,525,309	\$123,903,664	\$3,086,030	\$126,989,694
2034-35	\$136,807,794	\$131,018,521	\$3,253,658	\$134,272,179
2035-36	\$138,102,727	\$132,299,427	\$3,267,686	\$135,567,112

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	85.90%	-1.43%	84.46%	11.82%	2.98%	0.74%
2026-27	104.81%	-18.52%	86.29%	11.16%	1.87%	0.39%
2027-28	104.90%	-18.64%	86.27%	11.22%	1.84%	0.38%
2028-29	104.23%	-17.90%	86.33%	11.29%	1.76%	0.36%
2029-30	104.28%	-17.97%	86.31%	11.34%	1.74%	0.36%
2030-31	103.59%	-17.23%	86.37%	11.40%	1.66%	0.34%
2031-32	103.65%	-17.30%	86.35%	11.45%	1.64%	0.33%
2032-33	102.99%	-16.59%	86.40%	11.51%	1.56%	0.32%
2033-34	103.05%	-16.67%	86.38%	11.55%	1.55%	0.31%
2034-35	102.41%	-15.99%	86.42%	11.61%	1.48%	0.30%
2035-36	102.48%	-16.07%	86.40%	11.65%	1.46%	0.29%

**NOTE:** Total Taxable Valuation will be lower than the Total Assessed valuation because:  
1) Ag Land and Ag Building values are excluded, and  
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

## CITY OF WELLMAN, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$51,256,168	\$8.37000	\$429,014
2026-27	\$99,592,648	\$4.46535	\$444,716
2027-28	\$100,832,554	\$4.53802	\$457,580
2028-29	\$106,882,607	\$4.43292	\$473,802
2029-30	\$108,163,513	\$4.50007	\$486,743
2030-31	\$114,582,142	\$4.39411	\$503,487
2031-32	\$115,863,048	\$4.45614	\$516,302
2032-33	\$122,622,759	\$4.35129	\$533,567
2033-34	\$123,903,664	\$4.40863	\$546,245
2034-35	\$131,018,521	\$4.30501	\$564,036
2035-36	\$132,299,427	\$4.35806	\$576,569

## CITY OF WELLMAN, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$51,256,168	\$8.37000	\$429,014
2026-27	\$52,375,208	\$8.37000	\$438,380
2027-28	\$54,102,516	\$8.28713	\$448,355
2028-29	\$56,530,650	\$8.10000	\$457,898
2029-30	\$58,359,291	\$8.10000	\$472,710
2030-31	\$60,931,310	\$8.10000	\$493,544
2031-32	\$62,851,685	\$8.10000	\$509,099
2032-33	\$65,575,148	\$8.10000	\$531,159
2033-34	\$67,592,284	\$8.10000	\$547,498
2034-35	\$70,475,285	\$8.10000	\$570,850
2035-36	\$72,594,088	\$8.10000	\$588,012

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$47,217,441	(\$3.90465)	\$6,336
2027-28	\$46,730,037	(\$3.74911)	\$9,226
2028-29	\$50,351,957	(\$3.66708)	\$15,904
2029-30	\$49,804,222	(\$3.59993)	\$14,033
2030-31	\$53,650,833	(\$3.70589)	\$9,943
2031-32	\$53,011,363	(\$3.64386)	\$7,203
2032-33	\$57,047,611	(\$3.74871)	\$2,408
2033-34	\$56,311,379	(\$3.69137)	-\$1,252
2034-35	\$60,543,237	(\$3.79499)	-\$6,814
2035-36	\$59,705,339	(\$3.74194)	-\$11,443

CITY OF WELLMAN, IOWA  
Estimated Tax Bill - **ACFGL Portion ONLY**  
*Change between FY 2026 and FY 2031*

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$199	\$271	\$50,000	\$51,515	\$199	\$226	\$50,000	\$58,947	\$179	\$39	\$153	\$39	\$199	\$259
\$100,000	\$123,480	\$397	\$543	\$100,000	\$103,030	\$397	\$453	\$100,000	\$117,894	\$378	\$298	\$352	\$298	\$397	\$518
\$150,000	\$185,220	\$596	\$814	\$150,000	\$154,545	\$596	\$679	\$150,000	\$176,842	\$576	\$557	\$550	\$557	\$596	\$777
\$200,000	\$246,960	\$972	\$1,085	\$200,000	\$206,060	\$972	\$905	\$200,000	\$235,789	\$775	\$816	\$749	\$816	\$794	\$1,036
\$250,000	\$308,700	\$1,349	\$1,356	\$250,000	\$257,575	\$1,349	\$1,132	\$250,000	\$294,736	\$973	\$1,075	\$947	\$1,075	\$993	\$1,295
\$300,000	\$370,440	\$1,725	\$1,628	\$300,000	\$309,090	\$1,725	\$1,358	\$300,000	\$353,683	\$1,172	\$1,334	\$1,146	\$1,334	\$1,191	\$1,554
\$400,000	\$493,920	\$2,479	\$2,170	\$400,000	\$412,120	\$2,479	\$1,811	\$400,000	\$471,578	\$1,569	\$1,852	\$1,543	\$1,852	\$1,588	\$2,072
\$500,000	\$617,400	\$3,232	\$2,713	\$500,000	\$515,151	\$3,232	\$2,264	\$500,000	\$589,472	\$1,966	\$2,370	\$1,940	\$2,370	\$1,985	\$2,590
\$600,000	\$740,880	\$3,985	\$3,256	\$600,000	\$618,181	\$3,985	\$2,716	\$600,000	\$707,366	\$2,363	\$2,889	\$2,337	\$2,889	\$2,382	\$3,108
\$700,000	\$864,360	\$4,739	\$3,798	\$700,000	\$721,211	\$4,739	\$3,169	\$700,000	\$825,261	\$2,760	\$3,407	\$2,734	\$3,407	\$2,779	\$3,626
\$800,000	\$987,840	\$5,492	\$4,341	\$800,000	\$824,241	\$5,492	\$3,622	\$800,000	\$943,155	\$3,157	\$3,925	\$3,131	\$3,925	\$3,176	\$4,144
\$900,000	\$1,111,320	\$6,245	\$4,883	\$900,000	\$927,271	\$6,245	\$4,075	\$900,000	\$1,061,050	\$3,554	\$4,443	\$3,528	\$4,443	\$3,573	\$4,662
\$1,000,000	\$1,234,800	\$6,999	\$5,426	\$1,000,000	\$1,030,301	\$6,999	\$4,527	\$1,000,000	\$1,178,944	\$3,951	\$4,961	\$3,925	\$4,961	\$3,970	\$5,180
\$2,000,000	\$2,469,600	\$14,532	\$10,852	\$2,000,000	\$2,060,602	\$14,532	\$9,055	\$2,000,000	\$2,357,888	\$7,921	\$10,141	\$7,895	\$10,141	\$7,940	\$10,361
\$3,000,000	\$3,704,400	\$22,065	\$16,278	\$3,000,000	\$3,090,903	\$22,065	\$13,582	\$3,000,000	\$3,536,832	\$11,891	\$15,322	\$11,865	\$15,322	\$11,910	\$15,541
\$4,000,000	\$4,939,200	\$29,598	\$21,703	\$4,000,000	\$4,121,204	\$29,598	\$18,109	\$4,000,000	\$4,715,776	\$15,861	\$20,502	\$15,835	\$20,502	\$15,880	\$20,722
\$5,000,000	\$6,174,000	\$37,131	\$27,129	\$5,000,000	\$5,151,505	\$37,131	\$22,636	\$5,000,000	\$5,894,720	\$19,831	\$25,682	\$19,805	\$25,682	\$19,850	\$25,902
\$6,000,000	\$7,408,800	\$44,664	\$32,555	\$6,000,000	\$6,181,806	\$44,664	\$27,164	\$6,000,000	\$7,073,664	\$23,801	\$30,863	\$23,775	\$30,863	\$23,820	\$31,082
\$7,000,000	\$8,643,600	\$52,197	\$37,981	\$7,000,000	\$7,212,107	\$52,197	\$31,691	\$7,000,000	\$8,252,608	\$27,771	\$36,043	\$27,745	\$36,043	\$27,790	\$36,263
\$8,000,000	\$9,878,400	\$59,730	\$43,407	\$8,000,000	\$8,242,408	\$59,730	\$36,218	\$8,000,000	\$9,431,552	\$31,741	\$41,224	\$31,715	\$41,224	\$31,760	\$41,443
\$9,000,000	\$11,113,200	\$67,263	\$48,833	\$9,000,000	\$9,272,709	\$67,263	\$40,745	\$9,000,000	\$10,610,496	\$35,711	\$46,404	\$35,685	\$46,404	\$35,730	\$46,624
\$10,000,000	\$12,348,000	\$74,796	\$54,258	\$10,000,000	\$10,303,010	\$74,796	\$45,273	\$10,000,000	\$11,789,440	\$39,681	\$51,584	\$39,655	\$51,584	\$39,700	\$51,804
\$15,000,000	\$18,522,000	\$112,461	\$81,388	\$15,000,000	\$15,454,515	\$112,461	\$67,909	\$15,000,000	\$17,684,160	\$59,531	\$77,486	\$59,505	\$77,486	\$59,550	\$77,706
\$20,000,000	\$24,696,000	\$150,126	\$108,517	\$20,000,000	\$20,606,020	\$150,126	\$90,545	\$20,000,000	\$23,578,880	\$79,381	\$103,388	\$79,355	\$103,388	\$79,400	\$103,608
\$25,000,000	\$30,870,000	\$187,791	\$135,646	\$25,000,000	\$25,757,525	\$187,791	\$113,181	\$25,000,000	\$29,473,600	\$99,231	\$129,291	\$99,206	\$129,291	\$99,251	\$129,510
\$30,000,000	\$37,044,000	\$225,456	\$162,775	\$30,000,000	\$30,909,030	\$225,456	\$135,818	\$30,000,000	\$35,368,320	\$119,081	\$155,193	\$119,056	\$155,193	\$119,101	\$155,412
\$35,000,000	\$43,218,000	\$263,121	\$189,905	\$35,000,000	\$36,060,535	\$263,121	\$158,454	\$35,000,000	\$41,263,040	\$138,932	\$181,095	\$138,906	\$181,095	\$138,951	\$181,314
\$40,000,000	\$49,392,000	\$300,786	\$217,034	\$40,000,000	\$41,212,040	\$300,786	\$181,090	\$40,000,000	\$47,157,760	\$158,782	\$206,997	\$158,756	\$206,997	\$158,801	\$207,216
\$45,000,000	\$55,566,000	\$338,451	\$244,163	\$45,000,000	\$46,363,545	\$338,451	\$203,727	\$45,000,000	\$53,052,480	\$178,632	\$232,899	\$178,606	\$232,899	\$178,651	\$233,118
\$50,000,000	\$61,740,000	\$376,116	\$271,292	\$50,000,000	\$51,515,050	\$376,116	\$226,363	\$50,000,000	\$58,947,200	\$198,482	\$258,801	\$198,456	\$258,801	\$198,501	\$259,020

CITY OF WELLMAN, IOWA  
Estimated Tax Bill - ACFGL Portion ONLY  
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$73	36.67%	\$28	14.04%	(\$140)	(78.07%)	(\$114)	(74.38%)	\$61	30.49%
\$100,000	\$146	36.67%	\$56	14.04%	(\$79)	(21.02%)	(\$54)	(15.23%)	\$121	30.49%
\$150,000	\$218	36.67%	\$84	14.04%	(\$19)	(3.28%)	\$7	1.26%	\$182	30.49%
\$200,000	\$113	11.63%	(\$67)	(6.86%)	\$42	5.37%	\$67	9.00%	\$242	30.49%
\$250,000	\$8	0.57%	(\$217)	(16.09%)	\$102	10.50%	\$128	13.50%	\$303	30.49%
\$300,000	(\$98)	(5.66%)	(\$367)	(21.29%)	\$163	13.88%	\$188	16.45%	\$363	30.49%
\$400,000	(\$308)	(12.44%)	(\$668)	(26.94%)	\$284	18.08%	\$310	20.06%	\$484	30.49%
\$500,000	(\$519)	(16.06%)	(\$968)	(29.96%)	\$405	20.59%	\$431	22.19%	\$605	30.49%
\$600,000	(\$730)	(18.31%)	(\$1,269)	(31.84%)	\$526	22.25%	\$552	23.60%	\$726	30.49%
\$700,000	(\$941)	(19.85%)	(\$1,570)	(33.12%)	\$647	23.44%	\$673	24.60%	\$847	30.49%
\$800,000	(\$1,151)	(20.96%)	(\$1,870)	(34.05%)	\$768	24.32%	\$794	25.35%	\$968	30.49%
\$900,000	(\$1,362)	(21.81%)	(\$2,171)	(34.76%)	\$889	25.01%	\$915	25.93%	\$1,089	30.49%
\$1,000,000	(\$1,573)	(22.47%)	(\$2,471)	(35.31%)	\$1,010	25.56%	\$1,036	26.39%	\$1,210	30.49%
\$2,000,000	(\$3,680)	(25.32%)	(\$5,477)	(37.69%)	\$2,220	28.03%	\$2,246	28.45%	\$2,421	30.49%
\$3,000,000	(\$5,787)	(26.23%)	(\$8,483)	(38.45%)	\$3,431	28.85%	\$3,457	29.13%	\$3,631	30.49%
\$4,000,000	(\$7,894)	(26.67%)	(\$11,489)	(38.82%)	\$4,641	29.26%	\$4,667	29.47%	\$4,842	30.49%
\$5,000,000	(\$10,001)	(26.94%)	(\$14,494)	(39.04%)	\$5,851	29.51%	\$5,877	29.68%	\$6,052	30.49%
\$6,000,000	(\$12,108)	(27.11%)	(\$17,500)	(39.18%)	\$7,062	29.67%	\$7,088	29.81%	\$7,262	30.49%
\$7,000,000	(\$14,216)	(27.23%)	(\$20,506)	(39.29%)	\$8,272	29.79%	\$8,298	29.91%	\$8,473	30.49%
\$8,000,000	(\$16,323)	(27.33%)	(\$23,512)	(39.36%)	\$9,483	29.88%	\$9,508	29.98%	\$9,683	30.49%
\$9,000,000	(\$18,430)	(27.40%)	(\$26,517)	(39.42%)	\$10,693	29.94%	\$10,719	30.04%	\$10,893	30.49%
\$10,000,000	(\$20,537)	(27.46%)	(\$29,523)	(39.47%)	\$11,903	30.00%	\$11,929	30.08%	\$12,104	30.49%
\$15,000,000	(\$31,073)	(27.63%)	(\$44,552)	(39.62%)	\$17,955	30.16%	\$17,981	30.22%	\$18,156	30.49%
\$20,000,000	(\$41,609)	(27.72%)	(\$59,580)	(39.69%)	\$24,007	30.24%	\$24,033	30.29%	\$24,208	30.49%
\$25,000,000	(\$52,144)	(27.77%)	(\$74,609)	(39.73%)	\$30,059	30.29%	\$30,085	30.33%	\$30,260	30.49%
\$30,000,000	(\$62,680)	(27.80%)	(\$89,638)	(39.76%)	\$36,111	30.32%	\$36,137	30.35%	\$36,312	30.49%
\$35,000,000	(\$73,216)	(27.83%)	(\$104,667)	(39.78%)	\$42,163	30.35%	\$42,189	30.37%	\$42,363	30.49%
\$40,000,000	(\$83,752)	(27.84%)	(\$119,695)	(39.79%)	\$48,215	30.37%	\$48,241	30.39%	\$48,415	30.49%
\$45,000,000	(\$94,287)	(27.86%)	(\$134,724)	(39.81%)	\$54,267	30.38%	\$54,293	30.40%	\$54,467	30.49%
\$50,000,000	(\$104,823)	(27.87%)	(\$149,753)	(39.82%)	\$60,319	30.39%	\$60,345	30.41%	\$60,519	30.49%